



County of Los Angeles **CHIEF EXECUTIVE OFFICE**

713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

September 18, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: SAWTELLE-WESTWOOD
FLOOD CONTROL SYSTEM
SEPULVEDA CHANNEL - PARCELS 46EX.16 AND 46EX.17
SALES OF SURPLUS PROPERTY - CITY OF LOS ANGELES
(SUPERVISORIAL DISTRICT 2)
(3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find these transactions are categorically exempt from the provisions of the California Environmental Quality Act.
2. Find the fee interest in Sawtelle-Westwood Flood Control System-Sepulveda Channel, Parcels 46EX.16 and 46EX.17, to no longer be required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 46EX.16 to Gary M. and Helen S. Mayer for \$6,360 and Parcel 46EX.17 to Andrew Doerfer and Kimberly Garmoe for \$23,076.
4. Instruct the Chairman to sign the Quitclaim Deeds and authorize delivery to the grantees.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to allow the Los Angeles County Flood Control District (LACFCD) to sell parcels of surplus properties along Sawtelle-Westwood Flood Control System-Sepulveda Channel (Sepulveda Channel), Parcels 46EX.16 and 46EX.17, to the adjacent property owners.

LACFCD acquired fee title to Parcel 46 as part of the property needed for construction of Sepulveda Channel. Construction has been completed, and the subject parcels lie outside of the required right of way to operate and maintain the channel. The adjacent property owners, who requested to purchase these properties, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Fiscal Responsibility (Goal 4). The revenue from these transactions will be used for flood control purposes.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The proposed selling price of \$6,360 represents the fair market value of Parcel 46EX.16 and \$23,076 represents the fair market value of Parcel 46EX.17. All monies have been received and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcels 46EX.16 and 46EX.17 are located along Sepulveda Channel south of Charnock Road and north of Victoria Avenue in the City of Los Angeles.

The proposed sale of fee is authorized by Section 2, Paragraph 13 of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and as such shall have power:...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or part thereof, is no longer required for the purposes of said district...".

As required by California Government Code Section 65402(c), notification of the proposed sales was submitted to the City of Los Angeles' Planning Department for its report as to conformance with the adopted General Plan. By letter dated August 23, 2007, it was deemed by the City's Planning Department that the proposed sales conform with its General Plan.

The sales are not considered adverse to the LACFCD's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deeds will not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals.

The Quitclaim Deeds have been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within the class of projects which have been determined to not have a significant effect on the environment in that they meet the criteria specified in Section 15312 of the State CEQA Guidelines and Class 12 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

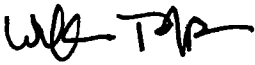
These transactions will eliminate the need to maintain the property and reduce the LACFCD's expenses and liability.

The Honorable Board of Supervisors
September 18, 2007
Page 4

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim Deeds to the Department of Public Works, Mapping & Property Management Division. Retain the duplicates for your files.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DLW
PAP:gp

Attachments (4)

c: Auditor-Controller (Accounting Division-Asset Management)
County Counsel
Department of Public Works (Fiscal)

ORIGINAL

MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Gary M. Mayer and Helen S. Mayer
3654 Coolidge Avenue
Los Angeles, CA 90066

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number
4234-012-913 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to GARY M. MAYER and HELEN S. MAYER, husband and wife, as community property, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated SEP 18 2007

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic



(LACFCD-SEAL)

By *Ben Yaneslavsky*
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

SAWTELLE-WESTWOOD FLOOD CONTROL
SYSTEM-SEPULVEDA CHANNEL 46EX.16
100-RW 2.1
S.D. 2 M0721021

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By *Sachi A. Hamai*
Deputy

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)


On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 18TH day of SEPTEMBER, 2007, the facsimile signature of ZEV YAROSLAVSKY, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By 
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By 
Deputy

APPROVED as to title and execution,

_____, 20____.

DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

SAWTELLE-WESTWOOD
FLOOD CONTROL SYSTEM-
SEPULVEDA CHANNEL 46EX.16
100-RW 2.1
A.P.N. 4234-012-913 (portion)
T.G. 672(D3)
I.M. 114-157
S.D. 2
M0721021

LEGAL DESCRIPTION

PARCEL NO. 46EX.16 (Quitclaim of a portion of fee):

That portion of Lot 125 of Tract No. 16761, as shown on map recorded in Book 422, pages 8, 9 and 10, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within a strip of land 3.00 feet wide, the westerly sideline of said strip being the easterly line of Lot 48 of said tract.

The sidelines of the above-described 3-foot wide strip of land shall be prolonged or shortened northerly and southerly so as to terminate in the easterly prolongations of the northerly and southerly lines, respectively, of said Lot 48.

Containing: 159± square feet.

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By _____

SUPERVISING CADASTRAL ENGINEER III
Mapping and Property Management Division

ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

Andrew Doerfer
Kimberly Garmoe
3625 Berryman Avenue
Los Angeles, CA 90066-3305

Documentary Transfer Tax is \$
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
By _____

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number:
4234-012-913 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to ANDREW DOERFER and KIMBERLY GARMOE, husband and wife, as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbon substances and minerals, but without right of entry to the surface of said land.

Dated SEP 18 2007



(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

Deputy

LOS ANGELES COUNTY FLOOD CONTROL
DISTRICT, a body corporate and politic

By *See Yaroslavy*
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

File with:	SAWTELLE-WESTWOOD FLOOD CONTROL SYSTEM - SEPULVEDA CHANNEL
	Parcel 46EX.17
	I.M. 114-157
	S.D. 2
	M0721002

DB:bw

P:CONF:DB-QCD-EX SAWTELLE 070907

Note: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

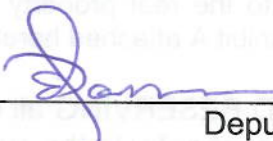
On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 18TH day of SEPTEMBER, 2007, the facsimile signature of ZEV YAROSLAVSKY, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By 
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By 
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division
Supervising Title Examiner
By _____

EXHIBIT A

SAWTELLE-WESTWOOD FLOOD CONTROL SYSTEM

SEPULVEDA CHANNEL 46EX.17

100-RW 2.1

A.P.N. 4234-012-913(Portion)

T.G. 672(D2)

I.M. 114-157

S.D. 2

M0721002

LEGAL DESCRIPTION

PARCEL NO. 46EX.17 (Quitclaim of a portion of fee):

That portion of Lot 125, Tract No. 16761, as shown on map recorded in Book 422, pages 8, 9 and 10, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within a strip of land 6.00 feet wide, the northeasterly sideline of said strip being the southwesterly line of Lot 59 of said tract.

The sidelines of the above-described 6-foot wide strip of land shall be prolonged or shortened northerly so as to terminate in a line which bears at right angels with said southwesterly line and which passes through the most northerly corner of said lot 59, and shall be prolonged or shortened southerly so as to terminate in the southwesterly prolongation of the southeasterly line of said lot 59.

Containing: 641 ± square feet

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By _____

SUPERVISING CADASTRAL ENGINEER III
Mapping and Property Management Division